013.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,100 / 903,100
					USE VALUE:	903,100 / 903,100
					ASSESSED:	903,100 / 903,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSHALL MICHELLE D & JOSEPH M
Owner 2:	
Owner 3:	
Street 1:	72 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARSHALL MICHELLE D & JOSEPH M -
Owner 2:	-
Street 1:	14 MARGARET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 2342 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5023.000	446,500		456,600	903,100
Total Card	0.115	446,500		456,600	903,100
Total Parcel	0.115	446,500		456,600	903,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.61 | /Parcel: 385.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9877

GIS Ref

GIS Ref

Insp Date 02/24/18

!1231!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	446,500	0	5,023.	456,600	903,100		Year end	12/23/2021
2021	104	FV	425,900	0	5,023.	456,600	882,500		Year End Roll	12/10/2020
2020	104	FV	426,000	0	5,023.	456,600	882,600	882,600	Year End Roll	12/18/2019
2019	104	FV	329,500	0	5,023.	485,100	814,600	814,600	Year End Roll	1/3/2019
2018	104	FV	329,500	0	5,023.	353,800	683,300	683,300	Year End Roll	12/20/2017
2017	104	FV	308,500	0	5,023.	308,200	616,700	616,700	Year End Roll	1/3/2017
2016	104	FV	308,500	0	5,023.	262,500	571,000	571,000	Year End	1/4/2016
2015	104	FV	274,100	0	5,023.	256,800	530,900	530,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:43:30

LAST REV

Date	Time
03/26/18	10:43:55
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL MICHEL	63758-210		6/16/2014	Convenience	1	No	No		
COUSINO BARBARA	63661-445		5/27/2014	Convenience	1	No	No		
	10624-434		8/31/1964			No	No		N

USER DEFINED

Prior Id # 1:	9877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2014	1634	Porch	10,856					Remove existing fr
10/22/2009	1029	New Wind	18,000					
7/20/1998	493	Manual	5,500					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
9/24/1999	Meas/Inspect	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5023		Sq. Ft.	Site		0	80.	1.14	1									456,551						456,600	

Total AC/HA:	0.11531	Total SF/SM:	5023	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,551	Spl Credit		Total:	456,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09833479
Const Adj.:	0.97418028
Adj $ / SQ:	192.596
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647159
Depreciation:	200619
Depreciated Total:	446540

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

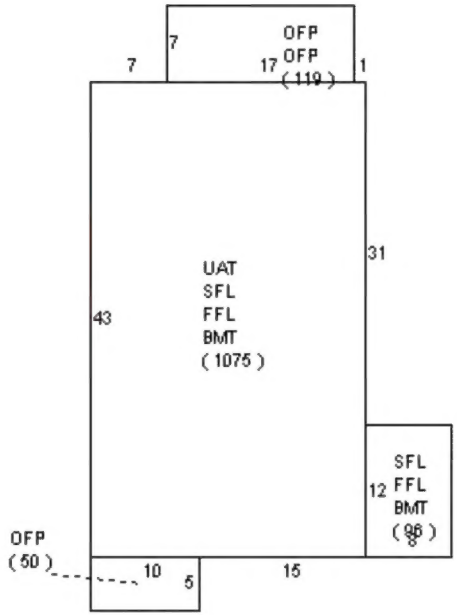
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.60
Special Features:	0	Val/Su Net:	109.71
Final Total:	446500	Val/Su SzAd	190.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,171	57.780	67,659
FFL	First Floor	1,171	192.600	225,530
SFL	Second Floor	1,171	192.600	225,530
OFP	Open Porch	288	21.660	6,237
UAT	Upper Attic	269	77.040	20,704

Net Sketched Area:	4,070			Total:	545,660
Size Ad	2342	Gross Area	4876	FinArea	2342

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

013.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	